



## LAKE COUNTY PLANNING DEPARTMENT

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August 8, 2014

Dear Landowner,

The Polson Development Code consists of the land use, development and subdivision regulations for the City of Polson and surrounding Lake County area. The City and County are currently updating the regulations. A land planning consultant and advisory committee have recommended the inclusion of your property in the Polson Development Code area in order to plan for future development near Polson.

Enclosed please find maps showing the current planning area and also the proposed changes. Areas proposed for change under Lake County's jurisdiction are located to the north of Polson near US Highway 93. These areas are currently located within an area of Lake County that is regulated under the Density Map & Regulations (2.5 and 5.0-acres per unit Development Density Regions). As proposed, the zoning update would incorporate those lands into the Polson City/County Planning Area, and more specifically into the Rural Residential (RRZD), Highway Commercial (HCZD) and Commercial Industrial Zoning Districts (CIZD). These districts generally allow for a greater degree of development than currently permitted but have more specific requirements for land use.

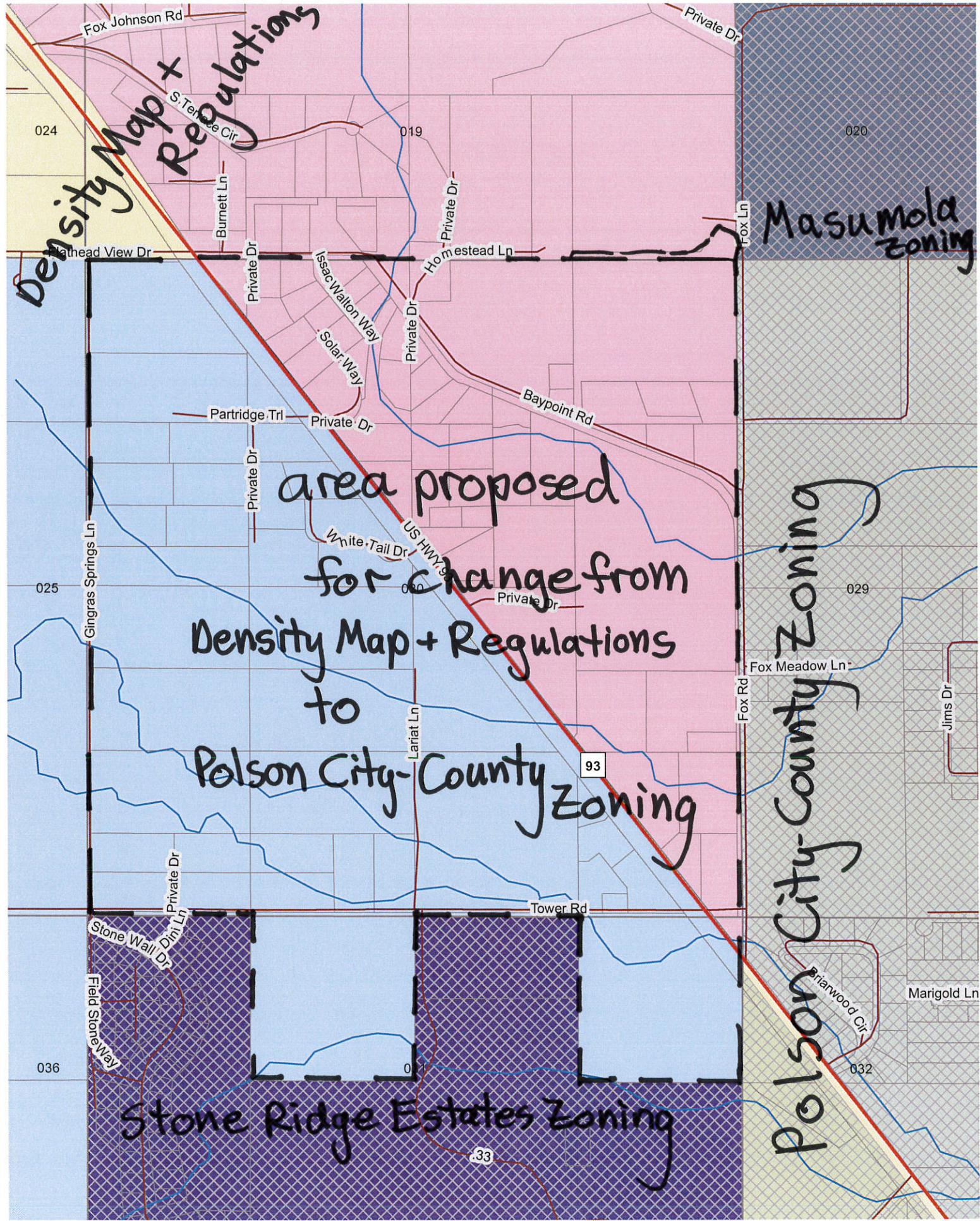
The Polson City-County Planning Board will be holding work sessions to consider the updated Polson Development Code on Tuesday August 26 and Tuesday September 9 at the Polson City Council Chambers at 6 pm. Other follow-up meetings will be held as well. Later this year the updated code and map will be considered for adoption. You are encouraged to attend a meeting to voice your opinion. We also encourage you to visit the websites of the City of Polson (<http://www.cityofpolson.com/pdf/DRAFTPDC.pdf>) or Lake County Planning Department ([http://www.lakemt.gov/planning/planning\\_zoning.html](http://www.lakemt.gov/planning/planning_zoning.html)) to review the draft Polson Development Code and to submit comments. Also feel free to call the Polson Building and Planning Department (883-8214) or the Lake County Planning Department (883-7235), write a letter or drop by either office.

Thank you for your consideration and we look forward to working with you in the coming months.

Sincerely,

  
LaDana Hintz  
Lake County Planning Director





Current Zoning



# DRAFT: Polson Planning Area Zoning Map

Proposed Changes or Additions are Outlined in Yellow

